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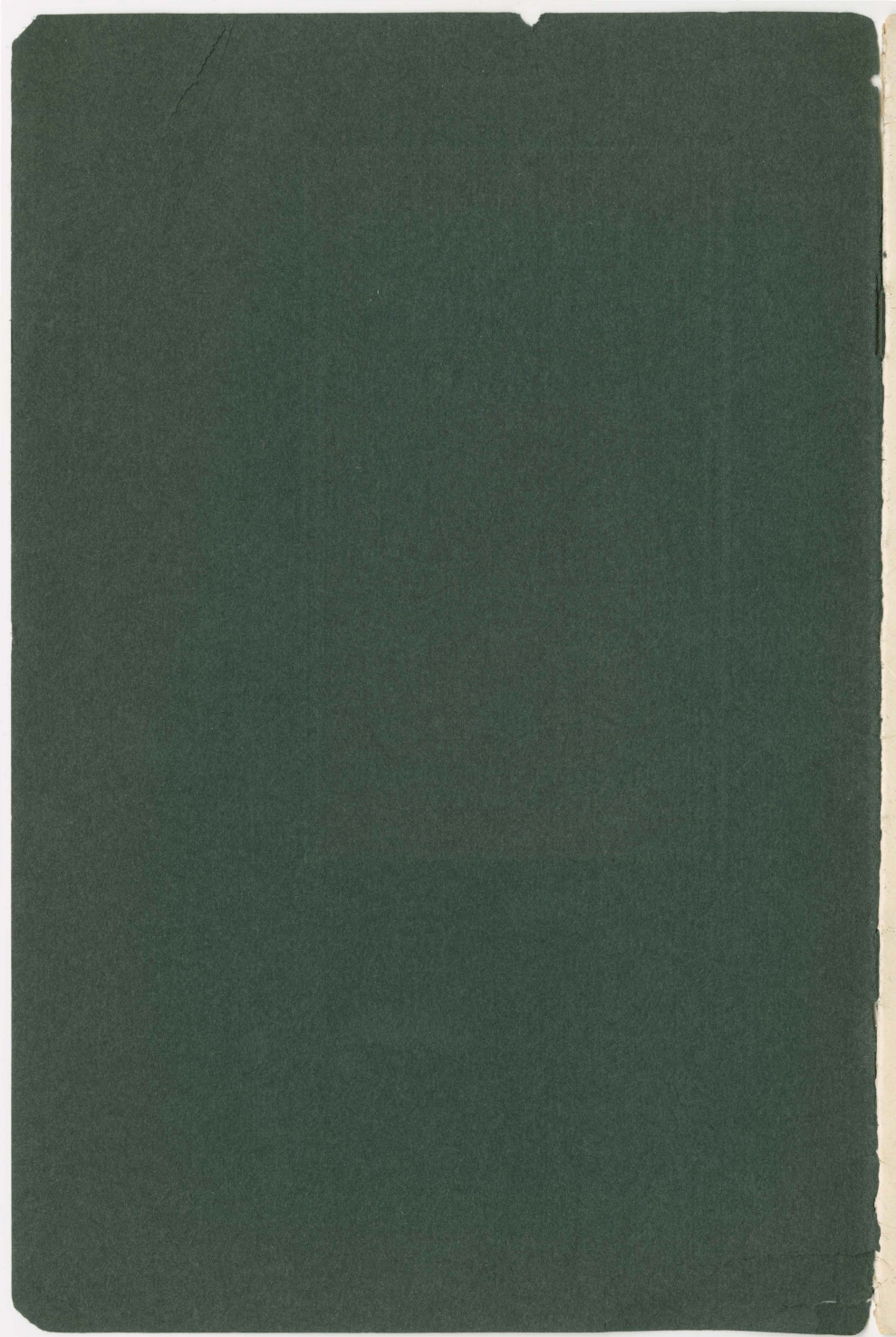
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HIGHLAND FARMS

The Gem of the Texas Gulf Coast



KENT REALTY DEVELOPMENT CO.
HOUSTON, TEXAS



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Highland Farms

The Gem of the Texas Gulf Coast



Kent Realty Development Company

Houston, Texas

Kent Realty Development Company

Incorporated under the Laws of Texas

Capital Stock, \$50,000.00---All Paid

GENERAL OFFICES AT HOUSTON, TEXAS

FIELD OFFICES AT ALGOA AND ARCADIA, TEXAS

Officers

E. H. KENT, President

C. F. WHITCOMB, Vice-President

E. S. LOOMIS, Secretary

M. J. LIVERMAN, Treasurer

Department Managers

C. F. WHITCOMB	General Manager
E. S. LOOMIS	Field Department
F. W. BROWN	Sales Department
C. H. LEVIN	Advertising Department
R. R. SCHLUNKE	City Department
C. A. WELLS	Cashier and Bookkeeping Department
A. K. POWELL	Inquiry Department
A. T. NELSON	Files and Records Department
M. J. LIVERMAN	Contract Department
VIRGIL WEBB	Townsite Department

Our References

The American National Bank of Houston.

The First National Bank of Galveston.

W. S. Keenan, General Passenger Agent, Gulf, Colorado & Santa Fe Railway,
Galveston.

Adolph Boldt, Secretary Houston Business League, Houston.

Garrett A. Dobbin, Industrial and Colonization Agent, Santa Fe Railway,
Galveston.

Or any reputable business concern in Houston.

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Highland Farms

The Gem of the Texas Gulf Coast

The "Winter Vegetable Garden of the Nation"—a fitting title for this glorious land of out-of-doors, where you can work in the field or the orchard in your shirt-sleeves twelve months in the year.

Where the profits of the summer are not consumed by the expenses of the winter, and where one crop is no sooner gathered than you can plant another on the same land and get returns the same season.

Raise oranges if you wish—figs, strawberries, vegetables, garden truck, corn, hogs, chickens—everything thrives amazingly and the profits are enormous.

Ten acres of land in Highland Farms will make \$1500 to \$3000 a year



A Glimpse of Open Prairie and Timber.

HIGHLAND FARMS



Splendid Timber for Fire Wood and Fence Posts.

for you and furnish your living besides. *And that's conservative.* There are truck growers in the Alcoa district who are making \$300 to \$600 per acre yearly from berries and vegetables—orchard owners who are receiving as high as \$900 an acre from oranges, and fig growers who are becoming wealthy on small acreage. Compare this with the ordinary returns from agricultural land in the North. Collier's Weekly, in a recent issue, cites



Texas Onions Pay \$200 to \$300 Per Acre.

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a farmer in Poweshiek County, Iowa, who cleared \$3000 from 325 acres of corn, clover, timothy and wheat. They seem to consider this remarkable. Why! if a strawberry grower down here doesn't make that much from 10 or 15 acres in a season, he considers his returns way below the average.

The important feature in this section of the Gulf Coast is the long growing season. There is something to grow every month in the year.

In January and February, strawberries, cauliflower, cabbage, beets, carrots, radishes, lettuce, spinach, onions, etc.; in March the same, with



A Field of Peanuts. A Feed that Surpasses Corn as a Rapid Hog Fattener.

Irish potatoes; in April the same, with beans; in May the same, with cucumbers, potatoes, Cape Jessamine buds; in June all of these, with cantaloupes; July, hay, watermelons, Magnolia figs, and most of those already mentioned; August the same as July; September the same, with snap beans and a second crop of spring vegetables; October, figs, Satsuma oranges, snap beans sweet peppers, corn; November the same; December, all kinds of vegetables, oranges and strawberries.

The happiest communities on earth are those where the people are culti-

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Winter Cabbages. A Sure and Profitable Crop.

vating small farms, enjoying happiness, independence and freedom. In the country of Denmark there are 150,000 farms, averaging 7 to 10 acres each, and nowhere will you find a more contented lot of people than in that intensely cultivated country.

And nowhere in America will you find a more prosperous, better satisfied class of people than those who are now making this section of the Gulf Coast Country a riotous garden of fruits, flowers and vegetables.

Location of Highland Farms

This splendid tract of rich fruit and truck land lies in the very heart of the demonstrated orange, fig and vegetable belt of the Texas-Gulf Coast.

Halfway between the two most important cities in Texas—Houston with a population of 100,000 people, and Galveston with a population of 50,000.

The main line of the Santa Fe, with through refrigerator express service every night at 5:30 to Kansas City, Chicago and St. Louis, operates twelve fast express trains a day to Northern markets.

Houston is thirty miles away, and Galveston is but eighteen. Both offer exceptional advantages as local markets.

The fast freight steamer service brings Galveston but five days away

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from New York. Direct connection with the principal European ports through eleven steamship lines out of Galveston is also possible. Galveston is the second exporting port of America.

Profit in Truck Gardening

Ten to twenty acres in vegetables and truck is about all one man can handle comfortably alone.

If he cultivates this much land intelligently, he will receive richer returns than from 80 to 100 acres of agricultural land in the North.

The land will grow anything adapted to this climate, and the successful truck grower is limited only by what his fancy dictates. His largest profits come, of course, while the North is covered with a blanket of ice and snow. Then he rushes his products to market and pockets the high prices that early vegetables and truck always bring in the eager markets of the North. You know what strawberries cost you in January and March; what your grocer charges for early lettuce and radishes—then you can realize why truck growers here often pay for their farm from the returns of a single year's crops.

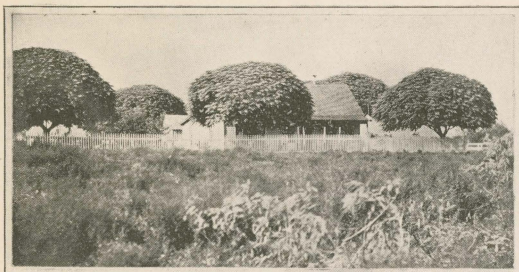
What Truck Growers Make

To a man who is accustomed to a return of from \$10 to \$25 per acre



How is This for a Stand of Potatoes? Taken in February.

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*Texas Umbrella Trees.
Famous for Their
Luxuriant Foliage
and Symmetry.*

*Harrowing His Land. A
Settler from Iowa.*



*A Good Country for
Children and Chickens.*



Bathing All the Year 'Round at Galveston Beach.

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from corn or wheat land, these figures will seem astounding. But they are not at all unusual in this section.

Many growers have done even better. But the following figures will give you a fair idea of what the average man on a small acreage is making.

Mr. G. L. Warner, of Arcadia, our shipping station, netted \$1225 from two acres of garden truck in twelve months, and this is how he did it:

From February 15th to May 15th, radishes.....	\$ 550
From March 15th to June 15th, cucumbers.....	300
From June to October, green corn fed in fodder to his cows (no record kept).....	...
From October to December 25th, cabbage	125
From October to December 25th, lettuce	250
Total from two acres.....	\$1225

Mr. Breed raised \$225 worth of cucumbers on one-half acre of ground.

Mr. B. F. Williams cleared \$2700 from six acres of strawberries, and during the last five years has averaged \$2500 yearly.

Turnip growers average from \$100 to \$125 per acre from turnips. Cabbages the same.

Mr. H. Schuenhern made \$1800 from two acres of strawberries.

Mr. W. L. Kidd sold \$187.25 worth of squash from one acre and \$180 worth of pepper from one acre.

Mr. Dietrich, "The Strawberry King," makes from \$200 to \$500 per acre on strawberries, \$200 to \$300 on tomatoes and green onions, \$150 to \$300 per acre on cauliflower, \$100 to \$200 per acre on spinach, cabbages, carrots and beets.



Gathering Cauliflower in February.

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Remember, these Texas truck growers ship when the Northern markets are empty, when early vegetables and fruit are at a premium and big prices are being paid. They have no competition with the Northern growers, who must market their produce later in the season, when gardeners all through the North are glutting the markets, and prices are so low that stuff is often sold at a loss.

Think of strawberries, lettuce, etc., in January, February and March. That's where the big profits come in growing garden truck in this district.

Why don't you come down and do the same thing? Experience is unnecessary. You will find a hospitable community of good, enterprising neighbors, who are ready to give you the benefit of their knowledge and advice. It will cost you little to get started, and you will be living the healthy, outdoor life every day that means even more than money.

The Satsuma Orange

Think of the most delicately flavored orange you ever tasted, then try to imagine one twice as delicious as that, and you can form a faint conception of the incomparable Satsuma.



Almost a Solid Mass of Fruit. A Satsuma Orange Tree in Full Bearing.

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*Satsuma Oranges are Very Thin-Skinned, Slightly Flattened on the Ends.
Pack About 120 to the Standard Texas Box.*

This orange is especially adapted to the mild semi-tropical climate of the Central Gulf Coast. It is about the size of a Navel Second, sweet, juicy, thin-skinned, practically seedless, and with the most tempting flavor imaginable. It ripens in October and November, 30 to 60 days earlier than Florida and California fruit, and brings top-notch prices. Even in Houston and Galveston it sells for \$4.00 a box, while Floridas and Californias go begging at \$2.65 and \$3.00.

The Satsuma orange is budded on the *citrus trifoliata*, a hardy, deciduous, citrus stock, enabling it to withstand a temperature of 15 degrees Fahrenheit and bear a heavy crop the next season. However, such a low temperature has not been registered here in the past eleven years.

The U. S. Department of Agriculture says: "The Satsuma orange grown in the Texas Gulf Coast Country is far superior to the Florida and California fruit."

The Satsuma orange originally came from Japan, where trees are over one hundred years old, and are still bearing liberally. It has been grown only in a limited way on the Gulf Coast for about fifteen years. But the wonderful success these orchards have attained has demonstrated beyond the possibility of a doubt that the Satsuma is the prime money-maker in this



A Four-Year-Old Satsuma Orange Tree Loaded with the Most Delicious Oranges Grown. Note How Profusely These Oranges Grow on the Young Trees.

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A View in a Magnolia Fig Orchard. A Fig Grows at the Junction of Every Leaf with the Stem.

district. There is no experimenting to be done. Now the newcomer need only follow in the footsteps of the pioneer growers and his success is assured. And orange growing is not as difficult as you suppose—it is only a matter of industry and conscientious application. As Mr. P. H. Rolfs, of the U. S. Department of Agriculture, says: “Everyone who is willing to pay the price, either in labor or in dollars, can grow oranges, but only he who is so constituted as to derive pleasure in exercising his mental faculties to their fullest extent can produce fruit of the finest quality.”

The men who are making \$2500 to \$6000 a year in oranges here are just everyday folks like you and me, and they are meeting with no difficulty in making good.

As for profits, let the figures speak for themselves. Mr. N. E. Stout, of Friendswood, made \$6,363.79 from 6½ acres of 7 and 8-year-old Satsuma oranges in 1909. Think of it! Over \$979 per acre. Beats raising corn or oats, or monotonous, grinding work in a stuffy office, doesn't it?

Mr. P. I. Gill made \$800 an acre in 1906, \$1000 an acre in 1907, and the same in 1908 from trees now 12 years old.

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Mr. W. A. Yarbrough is making \$600 an acre from 4-year-old trees.

Rev. James Boicourt, whose orchard is located $2\frac{1}{2}$ miles north of Highland Farms, has refused \$3000 for his $1\frac{3}{4}$ -acre plot of land and orchard. He is making at the rate of \$640 per acre from oranges. Read his letter:

"Arcadia, Galveston Co., Texas, Jan. 3, 1910.

"Kent Realty Development Co.,

"Houston, Texas.

"GENTLEMEN:—

"I am a superannuated Methodist preacher. I moved with my family from Kansas in June, 1908. We came, not to make money, but to have the benefit of a climate where old people can renew their youth without waiting to get to heaven. We purchased a small orange orchard; our entire farm contains one acre and three-quarters. Our first crop gathered from one-half acre of eight-year-old orange trees and one-quarter acre of three-year-old trees amounted to \$325. Our sales of second crop up to Jan. 15, 1910, is \$330, with over \$100 worth of oranges on hand, which we are wrapping in paper and packing ready for later market. This is good for three-quarters of an acre, besides what we ate and gave away at home, and shipped off to our friends in less favored lands. This would be at least \$50 more for the two crops.

(Signed) "JAMES BOICOURT."



Gathering Magnolia Figs. This Orchard Paid
Over \$1.20 Per Tree Last Year.

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Cultivating Magnolia Fig Trees in the Early Spring.

Close to the Famous Algoa Orchards

Highland Farms is adjacent to what is conceded to be the largest planting of oranges and figs in Texas—the celebrated Algoa Orchards, where we are planting thousands of acres in 5-acre orchards for non-residents.

Algoa Orchards are now selling for \$2000 in 5-acre tracts, planted to 400 orange trees and 400 fig trees. If you would prefer to have us develop an orchard for you, write us, and we shall be glad to explain our plan.

If you purchase in Highland Farms, think what it will mean to the value of your land to have 1500 acres of oranges and figs within such a short distance of it.

Land you can buy at low figures today in Highland Farms will soon be based on what its orange groves will produce. Then it will sell for three to ten times what you can buy it for now. History repeats itself. The same thing happened in every orange district that was ever opened up. It is happening here today. Are you going to get in on this rising market, or are you going to join the “might-have-beens,” who have such good “hind-sight” and such poor foresight? The time to buy orange land is now—*today!*

Magnolia Figs

For sure and quick returns few industries equal the growing of this remarkable fruit.

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Wherever the Magnolia fig has been introduced, there has sprung up a steady and constant demand for it. Hotels, restaurants, railway diners and dealers in preserved fruits are taking all that can be grown, and clamoring for more.

At the present time not enough Magnolia figs are grown to supply the market, and preserving plants will make contracts with growers five years ahead. One preserver shipped a carload consisting of 60,000 pounds of preserved Magnolia figs to California last October. Think of that—shipping figs into the largest fig growing State in the Union, and supplanting the home-grown article!

The Magnolia fig is a very rapid grower. Three to five-year-old trees pay \$150 to \$300 per acre, the yield increasing $33\frac{1}{3}$ per cent annually up to the tenth year, when it remains nearly stationary.

The sixty-acre orchard of the Algoa Fruit & Nursery Co., at Algoa, produced from three and four-year-old trees \$168 per acre, the net returns being \$127.60 per acre. The older the trees get, the greater the production.

Mr. Stont's orchard at Friendswood last year produced \$1,893.86, at the rate of over \$140 per acre. His trees average \$1.20 each.



A Field of Roses in December

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How Would You Like a Cortage so Accessible to Good Fishing?

Mr. M. A. Coye has been averaging over \$250 per acre from his figs for several years past.

The Magnolia fig begins to ripen in July, and last three or four months. Most of the fruit goes to the preserving plants at \$60 per ton, all clear profit, less the picking—no crates, no freight to pay—a market right at your door, and an ever increasing demand.

Good Soil, Good Water, Good Drainage

The land on Highland Farms is a rich, black sandy loam, 18 inches to 5 feet in depth, with a deep strata of clay sub-soil.

The country is level, open prairie, covered with succulent grasses. No mesquite brush to clear off as in districts further south. Just the grassy sod to turn over for disking and planting.

The natural drainage is excellent. That's why the tract is named "Highland Farms." There is a natural fall of six feet to the mile to Hall's Bayou, bounding the tract on the south. It is probably the best drained piece of land between Houston and Galveston.

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Clear, pure water can be had at a depth of 20 to 50 feet. Flowing artesian wells are struck at a depth of from 300 to 600 feet. There are two flowing wells on the land now, but they are not used or needed. We are blessed with an annual rainfall of 48 inches in Galveston and Brazoria Counties, well distributed throughout the months, so no irrigation is required,

The two thriving towns of Arcadia and Alta Loma lie $2\frac{1}{2}$ miles away, with hotels, schools, stores, churches, telephones and up-to-date conveniences, on the main line of the Santa Fe Railway.

Arcadia is building a \$10,000 school house this year, an indication of what your prospective neighbors think of education.

There are no Negroes or Mexicans at Arcadia or Highland Farms, a condition not often found in the South.

Most of the Farms Are Ten Acres Each

A wide graded road runs through the entire length of Highland Farms, from the center of the north end to Hall's Bayou on the south. This road is forty feet wide, with a two-foot ditch on each side. At the bayou end, small docks and wharves will be built for boating and fishing purposes.

As shown on the plat, each of the 10-acre tracts has a road frontage, and is ready for development.

The lots fronting on the bayou and those on Bayou Boulevard are



A Typical Home on the Gulf Coast. All the Comforts and No Coal Bills to Pay.

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An Ideal Dairy Country.

intended as residence lots. The lower reaches of this land are most beautiful. Live oaks and pines, with their evergreen foliage, fringe the bayou. These lots are especially attractive as winter homes, and, having water frontage, offer a most pleasing outlook.

An Enjoyable Climate

A great deal has been said about the Gulf Coast climate. It is perhaps the most equable in the world. The U. S. Weather Bureau records for the last fifteen years show an average temperature for spring 68.8 degrees, summer 82.2 degrees, fall 71.6 degrees, winter 54.9 degrees. Winter is more a name than a fact. There is never any snow and the Gulf breeze neutralizes the cold, making the winters mild and delightful. The same influence tempers the summer sun, and so marked is the influence on the Gulf breeze that the average temperature along the Gulf Coast and for many miles inland is much lower during the summer months than it is in the higher latitudes of the North.

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Things Worth While

This is no pioneer country—no frontier. You will find here a community of hospitable, enterprising people—most of them from the North—people who, like yourself, have grown weary of crowded cities or worn-out farms, and who have decided to break away and come where life is really worth living—where it is no longer a case of “all going out and nothing coming in,” but where they bring up their families in healthful surroundings and show a tempting balance in the bank at the end of the year.

They are not “living up to their incomes” here, and they aren’t paying tribute to the landlord and the coal dealer. The garden, chicken yard and cow supply the table with the fat of the land. That is important when you come to think of it. Stop and figure out what you are paying for these things. Then you will see that besides the products of the soil, you can add to your income such items as house rent, fuel, milk and butter, eggs and poultry, and all the home-grown vegetables and fruits. Besides, there is the saving in doctor bills, which comes from living in this sunny, healthy climate, tempered by the cool Gulf breezes all the year round.

Fishing, Hunting and Bathing

The settler here can knock off a month or two in the summer, if he feels like it, take his family and go down to the beach for a season of boating, bathing and fishing. The finest bathing beach in the world is at Galveston, and



Come Down and Let Us Show You Over the Property.

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*Build a Bungalow.
Lumber is Cheap Here.*

salt water fish of all sorts abound—sea and speckled trout, mackerel, sheep-head, red-snapper, sea bass, and tarpon, the king of them all. You can spear flounder along the bayous at night, going out with a torch. Oysters and soft-shell crabs may be had in abundance in West Bay.

In the fall, winter and spring the bays and bayous are covered with mallards, canvas-backs and geese. Snipe and quail are plentiful, wild turkey were flushed on Highland Farms in the winter of 1909-10.

Can you beat this in your part of the country? Can you find any place anywhere which offers such money-making opportunities, combined with recreation, and where the man with little capital can make a start under such advantageous conditions? If you can, snap it up quick; it will never be offered you again.

Highland Farms as an Investment

You ask: "Well, if that country is all you say it is, why wasn't it taken up long ago?"

And the answer is: "Because ten acres will fatten a steer."

Texas has always been known as a cattle country. It is a cattle country

HIGHLAND FARMS

yet in the western part. And as long as the cattle baron could fatten his long horns on the rich, juicy grasses of this wonderful land, he made it "unhealthy" for the small settler to come in and farm. But as some one has said, "God is making more people, but He isn't making any more land." And eventually the cattlemen began to realize that more money could be made by cultivating the ground than by fattening a \$40 steer on it. So he took the cattle off, cut his enormous ranches up into smaller sized tracts, and the farmers and settlers began to pour in, and now they are coming by the thousands. Over 400,000 homeseekers came to Texas in 1909, and more than half of them came to stay. The rest are on their way back here now.

Naturally the price of good land is going up in our district. It will never go lower. Five years ago you could have bought it at \$15 per acre. Few could foresee the rapid changes which have taken place since then. Even a year ago land was offered at \$35 which is now selling for \$50 to \$75. Developed orange and fig orchard land is selling for \$400 an acre, and is going higher.

When land pays a profit of \$200 to \$500 an acre, how long will it be before it sells from \$100 an acre up to higher than we dare say?

With such a future ahead of it, surely this is the place for you to consider, to investigate, and to invest in—Highland Farms. Even if you never cut a furrow in it, it is bound to pay you a handsome profit in two years.



Fisherman's Luck. One Day's Catch.

JUN 8 1910

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HIGHLAND FARMS

If you are looking for a home or an investment, or both, you will find it in Highland Farms in the Gulf Coast Country.

Think it over carefully, decide how many of these 10-acre tracts you want, then send in your application at once. If you act now, you will never see the day when you can say "I wish I had."

Others are reading this booklet as well as yourself. Every day the list of available tracts becomes shorter and shorter. If you ever expect to own an orange orchard and a farm home here, you must act quickly. Read the Special Bulletin with plat, prices and terms accompanying this booklet, then make the move that will put you on the road to independence, happiness and wealth for the rest of your days. Buy a tract in Highland Farms.

A Civil Engineer's Testimony

Houston, Texas, Oct. 10, 1910.

Kent Realty Development Co.,
Houston, Texas.

GENTLEMEN:—

I have been informed that you have bought the land lying east of Mr. Owen's tract of land, and that you wished my opinion of this land for publication.

I herewith hand you the same. The land, in my opinion, is the choicest tract in the entire district. It has a natural slope towards Hall's Bayou, sufficient to drain the land, and at the same time the fall in no place is so great as to cause the land to "wash."

The soil is as good as you could get anywhere in Texas. It is adapted to truck growing, vegetables, peanuts, and especially to the most profitable of all Coast Country crops—Satsuma Oranges and Magnolia Figs.

This you can easily verify by visiting any of the present growers in that neighborhood, or the adjoining towns, for the land has practically the same amounts of sand and loam as is found in the most successful farming and orchard lands in the Coast Country. I think you are to be congratulated on your purchase.

I am, very truly,

J. S. BOYLES,
Drainage Engineer for Galveston County.

Kent Realty Development Company
Stewart Building, Houston, Texas

JUN 8 1910

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